

**MINUTES OF MEETING  
COMMON COUNCIL  
CITY OF MONTICELLO  
FEBRUARY 21, 2006**

The regular meeting of the City of Monticello, Indiana Common Council was held on February 21, 2006 in the Council Chambers of the City Building at 6:00PM. The meeting was called to order by Mayor Robert Fox and opened with the Pledge of Allegiance.

Roll call by Clerk Treasurer Rennatta Berkshire was answered by Mayor Robert Fox, City Attorney George Loy, Councilpersons William Smith, Grace Oilar, Jim Mann, Jay Clawson. Councilperson Bud Mummert, absent.

There being no additions, deletions or corrections to the minutes of the regular meeting of February 06, 2006, a motion was made by Councilperson Clawson seconded by Councilperson Mann to accept the minutes as presented. Roll call vote: all aye.

**Public Hearing, Resolution 2006-02**

Attorney Loy opened the public hearing for the tax abatement application filed by Area IV Development, Inc. Attorney Loy said that at the last Council meeting on February 6<sup>th</sup> Declaratory Resolution 2006-01 was adopted designating, preliminarily, 1.027 acres situated at 402 Tioga Road, Monticello, as an Economic Revitalization Area and initially granting a proposed 8 year tax abatement on real estate. This would be for a proposed multi-family facility that contains at least 20% of the units available for use by low to moderate income individuals. Notice has been published advertising the public hearing. Area IV representative, Sharon Wood, reviewed the project. She said that the market study had been finished and copies provided to the Council. She said that parking is an issue and additional parking could be handled on the setback all around the proposed building as well as a portion of an unpaved space. The project plan is a 33 unit small 3 story building with an elevator and lots of landscaping. Mr. Charles Mellon said that he looks at tax abatement as being for those businesses that bring jobs to the area and not so much for housing. He said that he thinks the Council would be setting a precedent by granting tax abatement to Area IV and that a 3 story building would be out of place in the residential neighborhood. Mr. Allen Catterlin of 301 Tioga Road said that he too believes that tax abatement should be for job creation and the receiving of revenue for the City. He does not think this area of the City is equipped for that many people in the proposed space and there will need to be a density variance. He said the drainage is not adequate, the electricity will require another transformer, there are no curbs or sidewalks and he does not believe it is in the best interest of the City to allow this building at this site where it is residential and there are no 3 story buildings. He does not think it will be attractive and will bring additional traffic to the area and he does not think the parking issue has been addressed adequately. Mr. Catterlin requests that the tax abatement not be granted. Councilperson Mann pointed out that the market study reflects a declining senior population and those waiting lists at existing senior housing units in the City are constantly changing. Mr. Catterlin also pointed out that it sounds like the investors want a tax abatement to maximize their investment. The representative from American Health Care said that the whole purpose of the tax abatement is to show support from the City and that the housing project is for low income seniors. He said that most housing of this type is usually filled by elderly women and the 2<sup>nd</sup> and 3<sup>rd</sup> floors sell out first because they feel safer and less than 50% of the residents drive cars. Ms. Wood said that the tax abatement doesn't have anything to do with the investors but helps Area IV keep the operating costs down during the time when there would not be full occupancy. There being no more public comments, Attorney Loy declared the public hearing concluded. He advised the Council that they could confirm the existing resolution that calls for 8 year abatement, amend the resolution or rescind it entirely. Councilpersons Mann and Oilar expressed their concerns that granting the abatement would be setting precedent and that tax abatement should be for additional jobs in industry. A motion was made by Councilperson Oilar seconded by Councilperson Clawson to adopt Resolution 2006-02, A Resolution Rescinding Declaratory Resolution 2006-01. Roll call vote: all aye.

**Confirm Capital Asset Listing as of December 31, 2004**

Clerk Treasurer Berkshire said that with the implementation of Governmental Accounting Standards Board #34, changes to the way capital assets are recorded necessitated the hiring of H.J. Umbaugh and Associates to collect and categorize the City's assets. The confirmation of the asset listing and dollar amounts by the Council will facilitate the State Board of Accounts audit and provide a point from which annual additions and deletions can be recorded. A motion was made by Councilperson Mann seconded by Councilperson Oilar to confirm the Capital Asset listing and dollar amounts as of December 31, 2004. Roll call vote: all aye.

**Ordinance 2006-02, Rezoning 1410 N Sixth Street**

Attorney Loy read Ordinance 2006-02 proposing to rezone the 1.219 acre parcel located at 1410 North Sixth Street from I-1, light industrial to B-2, general business owned by Brian T. and Sandra L. Kearney. Mr. Kearney said currently there is a 1400 square foot office building on the property and several people have been interested in renting it. He showed the Council the plans for a new building which will offer space for 6 offices. Councilperson Clawson asked about the ingress and egress to the industrial property behind. Mr. Kearney said there is ample room. Councilperson Clawson reminded him that the Council usually requests that the parking lot be paved within a year of building. Mr. Kearney said that he plans to have the drainage plan shortly and that all City requirements will be met.

**Accounts Payable**

A motion was made by Councilperson Oilar seconded by Councilperson Mann to approve the Accounts Payable as presented by Clerk Treasurer Berkshire. Roll call vote: all aye.

There being no further business, meeting adjourned at 6:35PM.

Rennatta Berkshire, IAMC, CMC, MM1  
Clerk Treasurer